W 50 FT OF S1/2 LOT 40 PINE NEED
ESTATES S/D.

EVANS FRANK ANDREW
161 NE MEEKS ST
LAKE CITY, FL 32055

2026

20-3S-17-05284-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

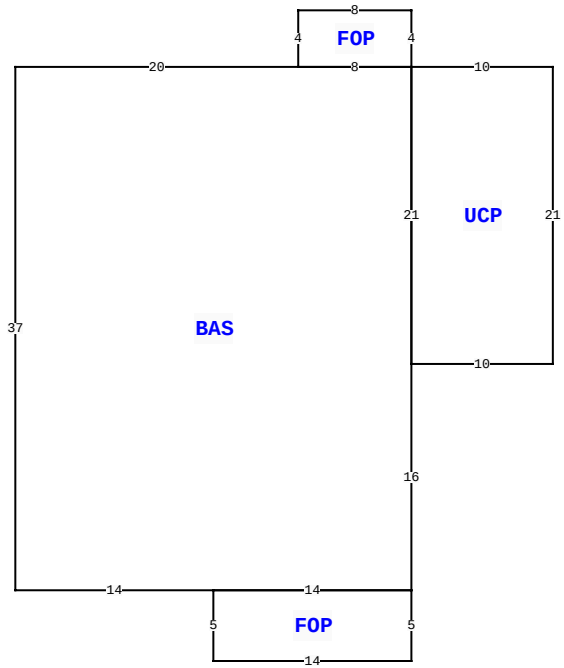
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,036	100		1,036	47,980
FOP	32	30		10	463
FOP	70	30		21	972
UCP	210	20		42	1,945
TOTALS	1,348			1,109	51,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,109	63.6174	71.25	79,016	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1036 HX Base Yr 2007



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		51,360
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,918
TOTAL MARKET VALUE		55,278
SOH/AGL Deduction		23,697
ASSESSED VALUE		31,581
TOTAL EXEMPTION VALUE	HX HB DX	30,000
BASE TAXABLE VALUE		1,581
TOTAL JUST VALUE		55,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19477	RECONNECT	50	04/29/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0887/2610	9/02/1999	WD	Q	I	03	8,000

GRANTOR: DAUGHTRY JR & J CARNA

GRANTEE: FRANK EVANS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S37 E14 FOP= S5 E14N5 W14$ E14 N16 UCP= E10 N21 W10 S21$ N21 FOP= N4 W8 S4 E8$ W8$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100			0.00	0.00	7,835.00	SF		1.00	1.00	1.00	0.50	0.50	3,918							

REVIEW DATE 08/31/2015 BY DF Total Acres: 0.18 Total Land Value: 3,918 Market: 0 Agricultural: 0 Common: 3,918 PRINTED 11/18/2025 BY SYS